

CONTRACT AGREEMENT FORM

Contract Name: Prefabricated Structures and Outdoor Smoking Shelters Contract No.: GSA Contract #GS07F0199L

Statement of Mutual Consent and Intent

In order to obtain the proper permits from the State of Arizona, Office of Manufactured Housing (OMH) for the Copper Administration Building project, the County needs to contract with a licensed firm. Modular Solutions is one of the firms listed by OMH as acceptable. Modular Solutions is also under a GSA cooperative contract to provide the services which Gila County requires.

Modular Solutions has provided a proposal to Gila County that will meet our objective. The amount of the proposal is \$10,000 to provide factory oversight, as required by OMH, and \$12,500 to prepare a complete set of stamped architectural recertification plans approved by the State. At this time, Public Works feels it will be prudent to include an additional \$5,000 on the Purchase Order, to be used, *if required and as requested*, by Gila County to cover any reimbursable costs that might be incurred by Modular Solutions or any additional hourly services that may be needed beyond the scope of work. It is not anticipated that the entire \$5,000 will be expended, but in order to keep the project moving forward, Public Works would like to have the funds available should the need arise.

Contract End Date: 11-09-15 to 12-31-15

Renewal Option: ☐ Yes
☒ No

Maximum Dollar Limit: \$27,500.00

Contract Information

Firm Name: Modular Solutions, Ltd. Contact Person: Mitzi Garcia

Address: P.O. Box 15507 Phone No: 602-952-9741

City: Phoenix State: AZ Fax: _____ Email: mitzig@mod-Sol.com

Special Notes:

Gila County is a member of the General Services Administration (GSA), for cooperative purchasing. By using the GSA contract with Modular Solutions, Ltd. it will save the county in both time and money for a rate that already been established.

Authorization to use a Cooperative Purchasing Agreement with the General Services Administration, Contract No. GS07F0199L approved this 09th day of NOVEMBER, 2015.

GILA COUNTY


Don E. McDaniel, County Manager



October 29, 2015

Gila County
1400 E. Ash
Globe, AZ 85501

Attention: Shannon Coons
(928) 402-8521 / scoons@gilacountyaz.gov

RE: Design Services Proposal
Modular Building Reconstruction
Gila County 24 Plex Modular Building

This letter will serve as a proposal and agreement to provide architectural services that you have requested for the above referenced project.

SCOPE OF PROJECT:

The scope of the project involves a administration building design & submittal for the reconstruction of 24 existing modular building sections. The building design is "conceptual" and will require a full package to be stamped by PE or Architect for reconstruction approval by the State of Arizona for approvals.

The scope of our work will include preparing & copying the Construction Drawings prepared by Modular Solutions, Ltd. to be suitable for permitting by the State of Arizona. The review of the project will be included in the scope of work. Your conceptual plan may require some changes or revisions for approval those will be incorporated into the final set of approved plans.

A typical set of drawings to the state will include floorplan, framing, cross section, electrical, reflective ceiling, mechanical, and plumbing. We will coordinate all revisions/comments provided by the State of Arizona in order to secure a recertification approval.

We will respond to the contractor for information (RFI's)
We will provide four onsite inspections, demolition, rough-in, top-out and final.
We will provide shop drawing review.

All renovation work within the modular building must be performed by licensed, insured and bonded contractors, being in good standing the registrar of contractors.

Modular Solutions, Ltd
PO Box 15507 / Phoenix, AZ 85060
(Phone) 602-952-9741 / (Toll Free) 800-441-8577 / (Fax) 602-522-1979
www.modularsolutionsltd.com

ADDITIONAL SERVICES:

Additional services including but not limited to the following are not provided under the terms of this agreement, however, will be provided at your request or concurrence.

1. Changes to the approved concepts or plans requiring re-drawing the design or plans.
2. Any services not included in or in excess of the Project Scope.

PROFESSIONAL SERVICES:

Factory oversight as specified and management fee	\$10,000.00
Complete set of approved recertification plans approved by state	\$12,500.00
Total fee schedule	\$22,500.00

The above fee is valid for 2 months from the date of acceptance. Any work begun after this date shall be renegotiated by both parties to a mutually agreeable amount.

HOURLY SERVICES:

Senior Project Architect	\$125.00/hour
CAD Technician	\$80.00/hour

REIMBURSABLE EXPENSES:

Copies requested by the Owner above required submittal packages: Cost plus 15%

LIMITATION OF LIABILITY:

Neither the Architect, or their agents, consultants nor employees shall be jointly or individual liable to the Owner in an amount in excess of the compensation under this agreement. Since this agreement does not include construction administration or observation services, the Owner will be solely responsible for interpreting the construction documents and observing the work of the contractor to discover, correct or mitigate errors, inconsistencies or omissions and hold the Architect harmless of claims resulting in Owner's interpretations and observations. In the event of litigation between the parties to interpret or enforce the provisions of this agreement, the prevailing party shall be entitled to reasonable attorney's fees, and all other related costs and expenses, in addition to all other relief awarded which may be summarily set by the judge of the court without jury trial.

PAY TERMS:

A retainer of \$12,500.00 will be required to commence work.
\$10,000 will be due upon State of Arizona approval of construction drawings.
Invoices are due upon receipt and shall be paid within 15 calendar days.

The Client agrees to pay finance charge of 1.5% per month at the annual percentage rate of 18% on delinquent invoices, as well as expense, attorney fees, and court costs incurred by reason of the Owner's default.

We appreciate the opportunity to provide this proposal and assist you in making your project successful. If this proposal is acceptable to you, please approve by executing this document and return one copy and the retainer to my office. Thank you

Respectfully,


John S. Cooper
Senior Project Architect
Modular Solutions, Ltd

 EDNA E. McDANIEL, JR. 11/9/15
Approval of proposal
Signature- Gila County Print Name Date

CAPABILITY STATEMENT

CORE BUSINESS: PREFABRICATED BUILDINGS AND CONSTRUCTION

N.C.A.R.B. ARCHITECTURAL TEAM (NAICS: 541310)

NAICS:

321992,321991,236220,238990,2238220,444190,531120,236115,236116,423310

CAGE CODE: 1TVP9 / FEDERAL TAX ID#: 86-0812751 / D & B #: 93-7795235

DESIGN & ENGINEERING	CONTRACTING OPPORTUNITIES	COMPANY VALUES
BUILDING SHOP DRAWINGS	GSA CONTRACT # GS-07F-0199L	WE BUILD RELATIONSHIPS, NOT JUST BUILDINGS
AS BUILT CERTIFICATIONS, LEED, BIM	GSA ADVANTAGE	SCHEDULE COMPLIANCE, SPECIFICATION COMPLIANCE, & CODE COMPLIANCE
RETROFIT/ REMODEL PLANS	SOLE SOURCE MANUFACTURING	CUSTOMER SERVICE IS A PRORITY BEFORE, DURING AND AFTER THE PROJECT
PROGRAMMATIC REQUIREMENTS	DESIGN-BUILD	HIRE HONEST & CAPABLE EMPLOYEES WITH INTEGRITY
BUDGETARY/FEASABILITY STUDIES	NEGOTIATED R F P	LEAD THE INDUSTRY USING INNOVATION AND PROBLEM SOLVING SKILLS
DESIGN-BUILD PROJECT PLANS	SMALL DISADVANTAGED BUSINESS	ZERO TOLERANCE SAFETY POLICY

NEW CONSTRUCTION	MODULAR SOLUTIONS BENEFITS
PREFABRICATED MODULAR	FAST-TRACK OCCUPANCY
MULTI-STORY MODULAR	TURNKEY SINGLE POINT OF CONTACT
STEEL BUILDINGS	EXPERIENCED STAFF, IN BUSINESS SINCE 1996
GUARD SHACKS , SCIF, & SPECIAL FORCES FACILITIES	ALWAYS CODE COMPLIANT
UTILITY VAULTS & SHOWER/RESTROOM BUILDINGS	100% PERFORMANCE RECORD
MOBILE OFFICES & PORTABLE CLASSROOMS	EXCEPTIONAL SAFETY RATING
DESIGN-BUILD TURNKEY SOLUTIONS	BACKGROUND & E-VERIFY CHECKS
MODULAR ON CONCRETE SLAB FLOOR (SLAB ON GRADE)	BONDING CAPACITY IS \$ 10 MILLION
RESIDENTIAL EMPLOYEE HOUSING	VALUE-ENGINEERING SOLUTIONS
MULTI-FAMILY HOUSING OR BARRACKS	FLEXIBLE FINANCIAL PLANS
ANYTHING REQUIRED FOR OCCUPANCY	EXTENSIVE SUSTAINABLE & "GREEN" BUILDING OPTIONS AVAILABLE